

NOTICE OF ANTELOPE COUNTY SCHOOL LAND LEASE SALE

Notice is hereby given that an authorized representative of the Board of Educational Lands and Funds of the State of Nebraska will offer for lease at public auction on the day and time set forth below, at the office of the County Treasurer of Antelope County in Neligh, Nebraska, the following educational lands within said County:

DATE: December 7, 2016 TIME: 2:00 p.m.

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until December 14, 2016, at 2:00 p.m. If this occurs, the County Treasurer and the Board's Lincoln Office will both be notified at least 90 minutes prior to the originally scheduled sale time.

TRACT	DESCRIPTION	SEC.TWP.RGE	2017 RENTAL	LEASE EXPIRATION
4	NE4NE4 (40 acres, more or less)	36-24-06	\$7,022.00	December 31, 2024

Predominant Land Use: Cropground  
This tract is located 3½ miles south and 1 mile east of Oakdale, NE.  
There are no improvements to be sold.  
STIPULATION: A portion of the rent charged is based on 34 irrigated acres.

7c	SW4 (160 acres, more or less)	36-26-06	\$30,663.00	December 31, 2024
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Predominant Land Use: Pivot irrigated cropground  
This tract is located 3 miles north and 3½ miles east of Neligh, NE.  
Improvements to be sold include: 400 rods of fence, irrigation pump, column and gearhead. Total Value: \$21,170.00  
The center pivot system, diesel motor and generator are to be considered personal property and are subject to removal by the previous lessee.  
The irrigation well is owned by the School Trust and all right, title and interest shall remain with the School Trust.

7d	SE4 (160 acres, more or less)	36-26-06	\$31,402.00	December 31, 2024
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Predominant Land Use: Pivot irrigated cropground  
This tract is located 3 miles north and 3½ miles east of Neligh, NE.  
Improvements to be sold include: 400 rods of fence, stockwell, submersible pump, irrigation pump, column and gearhead. Total Value: \$23,280.00  
The center pivot system, diesel motor and generator are to be considered personal property and are subject to removal by the previous lessee.  
The irrigation well is owned by the School Trust and all right, title and interest shall remain with the School Trust.

11c	NW4 (160 acres, more or less)	16-26-07	\$16,743.60	December 31, 2024
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Predominant Land Use: Cropground and grassland  
This tract is located 4 miles north and 2 miles east of Clearwater, NE.  
Improvements to be sold include: 920 rods of fence, stockwell, submersible pump, underground pipe and hydrants. Total Value: \$4,920.00  
The farmstead buildings and stock tanks are to be considered personal property and are subject to removal by the previous lessee.

12a	NE4 and NE4SE4 (200 acres, more or less)	36-26-07	\$16,499.00	December 31, 2024
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Predominant Land Use: Cropground, grassland and acreage  
This tract is located 4 miles north and 2 miles west of Neligh, NE.  
Improvements to be sold include: 900 rods of fence, domestic/stockwell, submersible pump, pressure tank, underground waterlines, hydrants and livestock waterer. Total Value: \$15,130.00  
The shed, steel gate panels and stock tank are to be considered personal property and are subject to removal by the previous lessee.

12b	NW4 (160 acres, more or less)	36-26-07	\$29,183.00	December 31, 2024
<p>Predominant Land Use: Pivot irrigated cropground This tract is located 4 miles north and 3 miles west of Neligh, NE. Improvements to be sold include: 400 rods of fence, irrigation pump, column and gearhead and irrigation motor. Total Value: \$12,410.00 The center pivot system, chemigation valve and chemical tank are to be considered personal property and are subject to removal by the previous lessee. The irrigation well is owned by the School Trust and all right, title and interest shall remain with the School Trust.</p>				
15a	N2 (320 acres, more or less)	16-28-07	\$18,919.00	December 31, 2024
<p>Predominant Land Use: Grassland and dryland cropground This tract is located 4½ miles north of Royal, NE. Improvements to be sold include: 1,200 rods of fence, domestic/stockwell, submersible pump, pressure system and underground waterlines and house. Total Value: \$15,970.00 The farmstead buildings, grain bins, corral fences and gates, trailer house, propane tanks, fuel tanks, fence panels and stock tanks are to be considered personal property and are subject to removal by the previous lessee.</p>				
15b	S2 (320 acres, more or less)	16-28-07	\$25,299.00	December 31, 2024
<p>Predominant Land Use: Grassland and dryland cropground This tract is located 4 miles north of Royal, NE. Improvements to be sold include: 960 rods of fence. Total Value: \$5,760.00</p>				
19b	S2SW4 (80 acres, more or less)	16-24-08	\$13,717.00	December 31, 2024
<p>Predominant Land Use: Cropground This tract is located 8 miles west and 4 miles north of Elgin, NE. Improvements to be sold include: 40 rods of fence. Total Value: \$810.00</p>				
21b	Fenced out residential acreage and improvement site of approximately 4 acres abutting East line of NE4SE4 (4 acres, more or less)	16-25-08	\$480.00	December 31, 2026
<p>Predominant Land Use: Farmstead site This tract is located 3 miles west and 2 miles south of Clearwater, NE. Improvements to be sold include: 80 rods of fence, farmstead well, submersible pump, underground pipe, pressure system and house. Total Value: \$15,580.00 The livestock shed, storage sheds, feeders and waterers are to be considered personal property and are subject to removal by the previous lessee.</p>				
21c	N2SE4 except fenced out residential acreage and improvement site of approximately 4 acres abutting East line of NE4SE4 (76 acres, more or less)	16-25-08	\$14,925.00	December 31, 2026
<p>Predominant Land Use: Pivot irrigated cropground This tract is located 2½ miles west and 1½ miles south of Clearwater, NE. Improvements to be sold include: 240 rods of fence. Total Value: \$960.00</p>				

25-A	S2NW4, SE4NE4 & S2 except the surveyed 21.17 acre farmstead in the S2SE4 (418.83 acres, more or less)	16-27-08	\$82,410.30	December 31, 2024
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Predominant Land Use: Pivot irrigated and dryland cropground  
This tract is located 2 miles south of Orchard, NE.  
Improvements to be sold include: Irrigation pump, column and gearhead. Total Value: \$15,680.00  
The center pivot system, irrigation motor and generator, fuel tank and check valve are to be considered personal property and are subject to removal by the previous lessee.  
The irrigation well is owned by the School Trust and all right, title and interest shall remain with the School Trust.

25-B	W2 (299.23 acres, more or less)	18-27-08	\$44,249.08	December 31, 2026
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Predominant Land Use: Pivot irrigated cropground  
This tract is located 3 miles west and 1 mile south of Orchard, NE.  
Trust owned improvements to be sold to the new leaseholder as lessee owned appraisable improvements include: 320 rods of fence, 3 pumps, columns and gearheads. Total Value: \$22,500.00  
Trust owned improvements to be sold to the new leaseholder as lessee owned personal property removable improvements include: 3 power units, 2 generators, 2 pivots and fuel tanks. Total Value: \$57,500.00. The combined total of improvements to be sold is \$80,000.00. Information regarding the Trust owned improvements is from sources deemed reliable; however, it is not guaranteed or warranted. All improvements sold as is, where is, with no warranties expressed or implied.  
The 3 irrigation wells are owned by the School Trust and all right, title and interest shall remain with the School Trust.  
STIPULATION: The Lessee will purchase the following improvements and will pay to the Board 10 equal installments of \$8,000.00 per year throughout the term of this Lease, with the further condition and understanding that 3 pumps, columns and gearheads, and 320 rods of fence currently valued at \$22,500.00 will be considered Lessee-owned appraisable improvements at the end of the Lease; and 3 power units, 2 generators, 2 pivots, and fuel tanks currently valued at \$57,500.00 will be considered personal property removable items and will not have an appraised value at the end of this Lease. The annual \$8,000.00 payment will be due on January 1<sup>st</sup> of each year with the first installment due within thirty (30) days of the date of Board approval of this application. If any such payment is not made on time and in full, all payments made by the Lessee to the Board may be declared forfeited and a new Lease or sale of the land may be authorized. In the event of such forfeiture for failure to make a payment when due, all of the improvements set out above, and all payments made thereon, shall be forfeited to the Board. This parcel includes 41.7 previously reseeded acres accepted into the Conservation Reserve Program (CRP) for a 15-year period beginning October 1, 2009, and ending September 30, 2023. These acres were accepted at a bid of \$104.44 per acre per year, for a total of \$4,355 annually on the entire 41.7 acres. The issuance of this lease is contingent upon the Lessee signing the existing Federal CRP Contract for these acres, and Lessee will be substituted for the prior tenant with respect to this Federal CRP Contract. Lessee shall abide by, fully perform and conform to all requirements and specifications of the Federal CRP Contract and the Conservation Reserve Program at all times and shall defer these 41.7 reseeded acres from use during the entire term of this Lease as required by the CRP. Lessee will receive 100% of the CRP payment for calendar years 2017 through 2023. The cash rent payable by Lessee for such 41.7 acres enrolled in the CRP shall be \$99.00 per acre per year for calendar years 2017 through 2023. As of calendar year 2024, the 41.7 acres will be classified in the appropriate grass classification and grade, and leased at the corresponding rental rate, unless these acres are re-enrolled into the Conservation Reserve Program; in which case, the appropriate rental will be determined by the Board, in its sole discretion, if and when, these acres are enrolled and accepted into the program. In the event these acres are re-enrolled into the CRP for the 2024 and any subsequent calendar year, Lessee shall sign a waiver of interest in and to any CRP payments/benefits accrued after September 30, 2026, unless Lessee is the successful bidder at the next Lease or Land auction for this real estate. Lessee shall not hay, graze or otherwise use any of the 41.7 reseeded acres enrolled in the CRP, at any time during the term of any CRP Contract, unless such use is authorized by the federal government, and also authorized in writing by the Board, before any use occurs. If any use of the acres enrolled in the CRP is so authorized by the Board, additional cash rental may be charged for such use as determined by the Board at the time of the authorization.

26a	NE4 and N2SE4 (240 acres, more or less)	36-27-08	\$11,045.00	December 31, 2024
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Predominant Land Use: Grassland  
This tract is located 7 miles north of Clearwater, NE.  
Improvements to be sold include: 720 rods of fence, stockwell and submersible pump. Total Value: \$10,130.00  
The steel tower, electric motor, pumpjack and stock tanks are to be considered personal property and are subject to removal by the previous lessee.

26c	S2SE4 (80 acres, more or less)	36-27-08	\$6,882.00	December 31, 2024
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Predominant Land Use: Dryland cropground and native hayland  
This tract is located 6½ miles north of Clearwater, NE.  
There are no improvements to be sold.

In order for anyone to be eligible to bid on a school land lease, they must be able to contract in accordance with Nebraska Law and have deposited with the County Treasurer of the County in which the land is located, or with a representative of the Board, a bank draft, cashier's check, certified check or money order made payable to the Board of Educational Lands and Funds, or cash, equivalent to the 2017 rental of said tract. Said rental deposit may be submitted at any time until the tract is announced "Sold".

If more than one qualified bidder is interested in a lease, it will be sold to the party bidding the highest cash bonus, in addition to the first year's rent, at the auction. Bonus bids must be paid to the Board of Educational Lands and Funds immediately following the auction. Bonus bids are a one-time payment which covers the entire term of the lease.

All sales of educational land leases at public auction are considered to be non-revocable offers, which shall become binding contracts only upon acceptance and approval following the sale by the Board of Educational Lands and Funds. Leases will be effective January 1, 2017, or upon acceptance and approval by the Board, whichever occurs later.

Leases will be issued only to those who sign the "Lease and Application" in person or through an Attorney-In-Fact who presents a Power of Attorney at the time of the auction. A sample Power of Attorney is available on the Board's website. Lease assignments submitted to the Board within 30 days of the auction will be processed without fee. The Board's standard form lease sets out the terms of the lease of the real estate to which this notice pertains; provided, however, any additional stipulations pertaining specifically to this real estate, which are included in this notice, shall be added to and become a part of the complete terms of the lease pertaining to this real estate. The Board's standard form lease may be inspected at the County Treasurer's office or on the Board's website and a copy, which includes any additional stipulations pertaining to this real estate, can be obtained by contacting the Board's Lincoln office or the Field Representative for this county named above.

The purchaser shall, within thirty days of the date of Board approval, pay the amount of the value of the improvements (and growing crops, if applicable) as stated above, to the County Treasurer of the County wherein the land is situated. If such payment is not made on time and in full, all payments made by the purchaser to the Board may be declared forfeited and a new lease or sale of the land may be authorized. All improvements affixed to the land which are not listed above are and shall remain owned by the School Trust. **No improvements shall be placed on the land by Lessee without the prior written approval of the Board; and any improvements made by Lessee without the prior written approval of the Board shall be permanently owned exclusively by the Board.**

All monies received by the Board's agents will be deposited subject to approval of the lease by the Board of Educational Lands and Funds. In the event a lease is not approved, the appropriate refunds will be issued.

All County Farm Service Agency information for the Board of Educational Lands and Funds is public information and is obtainable by contacting the local office.

Rental is subject to change by the Board semi-annually at any time during the term of the lease.

For further information contact:

BOARD OF EDUCATIONAL LANDS AND FUNDS	
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